

Queen's Landing Thursday Digest

April 9, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *Introducing our new property manager*
- *Community Yard Sale*
- *Summer Events in the planning*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Introducing our new property manager

We are delighted to welcome Lee Abendschoen as our new onsite property manager. Lee is a graduate of McDaniel College and has been the property manager at Wells Cove Townhomes & Marina and Hilton Garden Inn marina. He is going through extensive training in the FSR systems. I know he will be delighted to greet you in the next few weeks. Please no longer email Teasa. All of our business should be conducted via office@queenslanding.org

Gearing up for pool season

Next week we will activate the renewal application for pool access. Please make sure your outstandings inspections are completed and submitted to the office so that process can go smoothly for you.

The Comcast Construction

Please take into consideration that Comcast is very much in the construction phase and what you see now does not represent the final product. The vaults they are installing will be flush to the ground and green in color. In some locations there will be junction boxes, but those placements are designed to not obstruct views.

Community Yard Sale

YARD SALE FILLING UP! Only three indoor tables are left for our yard sale on Saturday, May 9 from 8:30 to 12:30 PM. If you wish to sell your items and want an indoor table, please call Anne Stewart Pugh at 410-212-4771 ASAP. We don't want anyone to be disappointed. Of course outdoor space is limitless but if you want to be sure to get an indoor spot, reserve it quickly! This is going to be a wonderful opportunity for our community to browse through tables, find some treasures, bump into friends, buy a hotdog and enjoy the morning. Can't wait!

MAH JONGG IN THE EVENING?

Anyone interested in playing mah-jongg in the evenings or on the weekends? For those who work during the day and cannot attend our afternoon Mahjong games, interest has been

expressed for an evening or weekend group. If interested, please call Anne Stewart Pugh at 410-212-4771 and we will see if we can find a room on the clubhouse calendar.

THE BIG THREE!

Memorial Day, Fourth of July and Labor Day will bring beautiful festive parties and live music! Mark your calendar for three wonderful events. You don't want to miss them!

FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 8-4, and Friday 8-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010.

Next Board Meeting – April 20, 2026

To log in please go to <https://queenslanding.org/calendar/>

Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. <https://queenslanding.org/>

Governing Documents, Rules, Policies – where to find

While you can find some of these on the public website, noted above, the owner portal at <https://queenslanding.connectresident.com/> is the keeper of these resources. On the left of your opening **Dashboard**, see **Forms & Documents**, click **View All**. Then in the top center **Search Box**, type in a keyword you are seeking.